

019.0

0003

0006.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

852,400 / 852,400

USE VALUE:

852,400 / 852,400

ASSESSED:

852,400 / 852,400


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
100		BAY STATE RD, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: WONG FELIX W &	
Owner 2: CARNEY-WONG KIMBERLY	
Owner 3:	

Street 1: 100 BAY STATE RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: MCKENNA EDWARD JOHN III -

Owner 2: MCKENNA DANIELLE M -

Street 1: 100 BAY STATE RD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains .155 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1948, having primarily Vinyl Exterior and 2071 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6745	Sq. Ft.	Site			0	85.	0.92	2									528,996						529,000	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6745.000	323,400		529,000	852,400		13924
							GIS Ref
							GIS Ref
							Insp Date
							05/07/19

Parcel ID 019.0-0003-0006.A

!1640!

## USER DEFINED

Prior Id # 1:	13924
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/29/21	20:19:38
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	323,400	0	6,745.	529,000	852,400		Year end	12/23/2021
2021	101	FV	313,100	0	6,745.	529,000	842,100		Year End Roll	12/10/2020
2020	101	FV	313,100	0	6,745.	529,000	842,100	842,100	Year End Roll	12/18/2019
2019	101	FV	321,700	0	6,745.	684,600	1,006,300	1,006,300	Year End Roll	1/3/2019
2018	101	FV	321,700	0	6,745.	435,600	757,300	757,300	Year End Roll	12/20/2017
2017	101	FV	321,700	0	6,745.	398,300	720,000	720,000	Year End Roll	1/3/2017
2016	101	FV	321,700	0	6,745.	323,600	645,300	645,300	Year End	1/4/2016
2015	101	FV	298,200	0	6,745.	323,600	621,800	621,800	Year End Roll	12/11/2014

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCKENNA EDWARD	1417-104		6/15/2012		661,000	No	No		
DEMARCO DAVID J	1339-2		6/14/2007		579,000	No	No		
WEBB THELMA L	1261-29		11/21/2002	Change>Sale	385,000	No	No	N	
	828-4		1/1/1901	Family					

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/8/2019	180	Insulate	1,723	C				
5/28/2004	443	Wood Dec	2,500			G6	GR FY06	14x16
11/18/2002	978	Addition	18,000	C		G6	GR FY06	2 A DORMERS / 14X1

## ACTIVITY INFORMATION

Date	Result	By	Name
5/7/2019	Inspected	DGM	D Mann
11/15/2017	MEAS&NOTICE	BS	Barbara S
2/13/2009	Meas/Inspect	372	PATRIOT
3/24/2005	Permit Visit	BR	B Rossignol
3/10/2003	MLS	MM	Mary M
11/5/1999	Inspected	264	PATRIOT
9/28/1999	Mailer Sent		
9/28/1999	Measured	264	PATRIOT
8/27/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA / / /

**EXTERIOR INFORMATION**

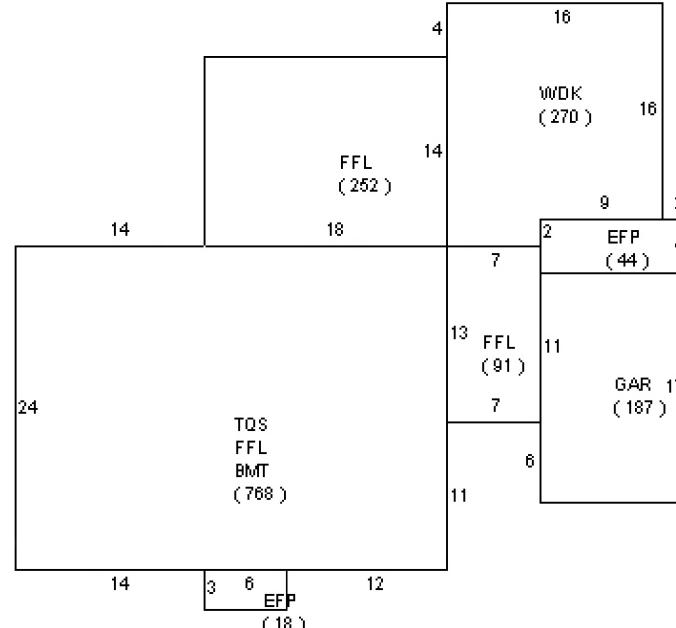
Type:	5 - Cape
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GREEN
View / Desir:	k - Kelwyn Manor

**BATH FEATURES**

Full Bath:	1	Rating: Good
A Bath:	1	Rating: Average
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Average
A HBth:		Rating:
OthrFix:	1	Rating: Fair

**COMMENTS**

OF=LAUNDRY SINK IN BMT.

**SKETCH****GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1948
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	G6
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet 15%
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

**DEPRECIATION**

Phys Cond: GD - Good

18. %

Functional: %

Economic: %

Special: %

Override: %

Total: 18.6 %

**CALC SUMMARY**

Basic \$ / SQ: 110.00

Size Adj.: 1.27240658

Const Adj.: 0.99841499

Adj \$ / SQ: 139.743

Other Features: 106550

Grade Factor: 1.00

NBHD Inf: 1.00000000

NBHD Mod:

LUC Factor: 1.00

Adj Total: 397273

Depreciation: 73893

Depreciated Total: 323380

**COMPARABLE SALES**

Rate

Parcel ID

Typ

Date

Sale Price

**REMODELING**

Exterior: 1

Interior: 7

Additions: 3

Kitchen: 1

Baths: 7

Plumbing: 3

Electric: 1

Heating: 3

General: 1

**TOTALS**

1 7 3

**RES BREAKDOWN**

No Unit

RMS

BRS

FL

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	Ten
FFL	First Floor	1,111	139.740	155,254	BMT	100	RRM		50	C
BMT	Basement	768	55.550	42,661						
TQS	3/4 Story	576	139.740	80,492						
WDK	Deck	270	9.690	2,616						
GAR	Garage	187	28.320	5,297						
EFP	Enclos Porch	62	71.020	4,403						
Net Sketched Area: 2,974				Total: 290,723						
Size Ad	1687	Gross Area	3166	FinArea	2071					

**IMAGE****AssessPro Patriot Properties, Inc****MOBILE HOME**

Make: [ ] Model: [ ] Serial #: [ ] Year: [ ] Color: [ ]

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	GD	1985	0.00	T	20.4	101						

More: N

Total Yard Items:

Total Special Features:

Total: